

Residential Neighborhoods

Goal CD-8 – Residential Neighborhoods

Regulate the urban form, architectural quality and contextual compatibility of new construction and uses within the City's varied residential neighborhoods to promote a residential neighborhood environment conducive to a high quality of life for neighborhood residents and visitors.

Policies – Residential Neighborhoods

- CD-8.1 Design all new single-family detached residences so that each home has a frontage on a public street or on a private street that appears and functions as a public street.
- CD-8.2 Support subdivisions of residential lots if the new lots reflect the established pattern of development in the immediate area, including lot sizes and street frontages. Discourage residential developments, such as courthomes or flag lots, that increase residential densities for an area or disrupt an established neighborhood pattern. Allow new development of a parcel, including one to be subdivided, to match the existing number of units on that parcel; design such subdivisions to be compatible with and, to the degree feasible, consistent with the form of the surrounding neighborhood pattern. Consider allowing secondary units (granny or in-law units) in lieu of creating flag lots, substandard lots, or parcels that disrupt an established neighborhood pattern.
- CD-8.3 Direct all significant new residential growth to identified Growth Areas to further the environmental, transit, healthy community, and other *Envision* General Plan objectives. Limit infill development within areas designated as Residential Neighborhood on the Land Use / Transportation Diagram to projects that maintain the prevailing neighborhood form and density as it exists on adjoining properties, with particular emphasis upon establishing and/or maintaining a consistent streetscape form between new and existing development.
- CD-8.4 Locate new commercial uses in established residential neighborhoods on busier streets or at street intersections. Discourage new commercial uses on small existing streets unless it can be clearly demonstrated that the commercial use can integrate with the existing residential neighborhood without creating adverse impacts.
- CD-8.5 Integrate new and existing neighborhoods and facilitate movement throughout the City by connecting streets and particularly by providing pedestrian and bicycle cross-access connections. Integrate new infill development into the existing neighborhood pattern, continuing, and where applicable extending or completing, the existing street network.
- CD-8.6 For new infill development, match the typical lot size and building form of any adjacent development, with particular emphasis given to maintaining consistency with other development that fronts on to a public street to be shared by the proposed new project. As an exception, for parcels already developed with more than one dwelling unit, new development may include up to the same number of

dwelling units as the existing condition. The form of such new development should be compatible with and, to the degree feasible, consistent with the form of the surrounding neighborhood pattern.

- CD-8.7 Permit new development to establish a unique character as defined by density, lot size and shape only in cases where the new development is completely separated from existing neighborhoods by freeways, major expressways, or a riparian corridor or other similar barrier.

Hillside / Rural

The Hillside and Rural Areas are natural resources that provide a valuable scenic backdrop for much of the City and serve as habitat for a wide variety of plants and animals. The Goals & Policies in this section seek to preserve and protect the hillside and rural areas as positive contributors to the City, while also protecting the public from the natural hazards, such as landslides or fires, that can occur in these areas. The Goals & Policies in this section are intended to apply to all areas that require significant amounts of grading. Areas designated as Rural Residential and Hillside on the Land Use/Transportation Diagram are often located on slopes greater than seven percent, thus they require significant grading activities for development and should conform to these Policies. Areas with slopes greater than fifteen percent also typically require significant grading for development. These areas are typically located outside of the Greenline/Urban Growth Boundary and Urban Service Area. Areas with slopes greater than thirty percent are typically ridgelines that need special treatment to protect views from the valley and to prevent exposure to hazards. For purposes of this section, all areas designated as Hillside, Rural Residential, or Open Hillside on the Land Use/Transportation Diagram are referred to as hillside and rural residential areas. The policies in this section complement and must be considered in conjunction with other parts of this Plan, including but not limited to the Greenline/Urban Growth Boundary Policies and the Land Use/Transportation Diagram designations for individual properties.

Goal CD-9 – Hillside / Rural Preservation

Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of these areas.

Policies – Hillside / Rural Preservation

- CD-9.1 Allow development in hillside and rural residential areas consistent with or below existing or planned densities in these areas to maximize resource conservation. Support development only when it is compatible with the character and pattern of the surrounding area, even if below the maximum potential residential density as designated on the Land Use/Transportation Diagram.
- CD-9.2 Apply strong architectural, site, and grading design controls through a discretionary development review process of all types of hillside and rural residential development that require significant grading activities in order to protect the hillsides and to minimize potential adverse visual and environmental impacts.